





220 Ashby High Street, Scunthorpe, North Lincolnshire,  
DN16 2JR

 Retail  
 68.72 sq m (740 sq ft)

To Let



PPH

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## Location

Scunthorpe is the principle commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport. The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations.

The property is located on the south side of Ashby High Street, immediately upon its junction with Bottesford Road and adjacent to The Broadway, forming part of a popular and well-established retail area with neighbouring occupiers including Iceland Foods, Home Bargains and Poundland.



## Description

The property comprises a ground floor lockup shop situated in a prominent position benefitting from glazed frontage to Ashby High Street and return frontage to Bottesford Road.

The accommodation provides an open plan retail area with ancillary office/store and WC to the rear, benefitting from suspended ceilings incorporating fitted LED lighting, slatwall display panels to the retail area and external electric security shutters.

## Summary

- Ground floor retail premises of 68.72 sq m (740 sq ft) approx.
- Located in a popular secondary retailing area.
- Available upon a new lease.
- Suitable for a variety of uses, subject to consent.

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis.

	Sq m	Sq ft
Retail and Ancillary	68.72	740

## Terms

The property is available To Let on the following terms.

## Rent

The commencing rental for the property will be £15,500 per annum, exclusive of rates, VAT and all outgoings, payable quarterly in advance by standing order.

## Repairs

The Tenant will be responsible for all internal repairs and decorations to the demised premises, including the shop front and external security shutters.

## Business Rates

The occupier will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £10,000 (Shop & Premises). Source VOA website ([www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)).

The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

The rateable value is below the Government threshold of £12,000 for Small Business Rate Relief and therefore an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere.

## Service Charge

The Tenant will be required to contribute to the service charge levied by the Landlord in respect of the future repair and maintenance and upkeep to the common parts of the property, including any subsequent management thereon.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**D88**



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